



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING**

**Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
May 7, 2025, at 6:00 PM**

ATTENDANCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, Caden Rhoton, Natalie Harbin, David Pearce, and Graden Ostler

STAFF PRESENT: Cache Hancey, Senior Planner; Morgan Brim, Community Development Director; Anthony Fletcher, Planner; Naseem Ghandour, City Engineer and Public Works Director; Justine Marshal, Project Manager.

OTHERS PRESENT: Chris Kephart, Bronson Tatton, Karla Mata, Brett Wood, Craig Jenson, Jane Pearce, David Lauret, Joseph Browning, BJ Laterveer, Eric Towner, and Bryce Brady

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Nathan Steele called the meeting at 6pm. Commissioner Caden Rhoton led the invocation and the pledge.

The agenda items were moved around by Chair Steele.

5.6. PUBLIC HEARING: Utah City Zoning Text Amendment

Senior Planner Cache Hancey introduced the application.

The applicant, Bronson Tatton with Flagborough, presented their intention for the Zoning Text Amendment and the changes being requested. Mr. Tatton explained into detail how the types of land uses and signage proposals and how they intend implement their future plan.

Senior Planner Hancey elaborated on the request by the applicant and provided the language for the zoning text amendment. He presented staff analysis and how these requests change the current code for the downtown.

Mr. Tatton asked about the signs that are attached to the building.

Senior Planner Hancey noted a language suggestion including the pole base.

Chair Steele asked for background information on why the outdoor recreation was prohibited previously.

Senior Planner Hancey handed it off to Community Development Director Morgan Brim.

Director Brim discussed some perspectives that led to this exclusion.

Chair Steele appreciated the proposed design.

Chair Steele asked about the flexible commercial modes.

Senior Planner Hancey noted that shipping containers are prohibited in the code, so the city wants to ensure the type of use.

Chair Steele shared his experience with the shipping containers.

Senior Planner Hancey noted the city's support.

Chair Steele clarified the changes in regards to the blade signs.

Senior Planner Hancey noted the intentions with downtown signs.

Chair Steele opened the public hearing.

David Lauret asked about the use of shipping containers. He expressed concern for replacement for a permanent structure and concern for pop-up houses. Mr. Lauret discussed the temporary structures. He commented on the inclusion of a tennis court by the sport facilities.

Jane Pearce asked about the flexible buildings.

Mr. Lauret asked about the sales tax income.

Chair Steele closed the public hearing. He made comments about the public comments:

Chair Steele asked about the process for the temporary structure.

Senior Planner Hancey noted that it would be a site plan with a conditional use for planning commission.

Chair Steele discussed the residential concern.

Senior Planner Hancey noted the name is flexible commercial. He added that a provision could be included.

Chair Steele added his experience. Additional questions would be addressed in the conditional use permit.

Senior Planner Hancey noted that the sports facilities will be better defined in the site plan application.

Chair Steele noted that the commercial use will generate more sales tax. He also addressed the percentage of land for the shipping containers in that it would be looked at during the conditional use permit application.

Motion: COMMISSIONER RHOTON MOTIONED TO RECOMMEND ITEM 5.6 TO THE CITY COUNCIL FOR APPROVAL WITH THE CONDITION THAT THE BLADE SIGNS SHOULD BE WRAPPED TO APPEAR CONNECTED TO THE ADJACENT BUILDING FAÇADE OR TO THE BUILDING ITSELF, AT 6:24PM. COMMISSIONER NATALIE HARBIN SECONDED. ALL IN FAVOR VOTED YES: HARBIN, PEARCE, STEELE, RHOTON, AND OSTLER. THE MOTION CARRIED UNANIMOUSLY.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Storm Water Training

Justine Marshal, Project Manager for Vineyard, provided training to PC on Storm water and its release/ discharge into Utah Lake. She highlighted that the MS4 designation is determined by the population of the city. Due to the current population of Vineyard, the city is considered to be a Small MS4.

Project manager Marshall explained into detail the process the city is expected to go through to be MS4 Certified and stay certified. She also explained why the city requires certain standards to be met before permits are issued to any developer.

3. PUBLIC COMMENTS PC

There were no public comments.

4. CONSENT ITEMS

4.2. Approval of the March 16th, 2025 Planning Commission Meeting Minutes

Motion: COMMISSIONER DAVID PEARCE MOTIONED TO APPROVE THE MARCH 16TH, 2025 PLANNING COMMISSION MINUTES AT 6:42PM. COMMISSIONER HARBIN SECONDED. ALL IN FAVOR VOTED YES: HARBIN, PEARCE, STEELE, RHOTON, AND OSTLER. THE MOTION CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

5.3. Lot 6 Site Plan Application

Senior Planner Hancey introduced the application by presenting the proposed development by Brett Wood with Fincon, representing Martin Snow and MSI Properties of Vineyard. He discussed his comments including the ditch easement.

City Engineer and Public Works Director Naseem Ghandour elaborated on the stormwater requirements for this project and the engineering comments.

Commissioner Graden Ostler left at 6:45pm.

Senior planner Hancey proposed an approval with conditions: applicant pays any outstanding fees and makes redline corrections; applicant is subject to all federal, state, and local laws; applicant must observe all ADA requirements; the applicant provides documentation from Lindon City and the Army Corps of Engineers for approval of the fill and road construction within the ditch easement; any retaining wall constructed must meet the standards in the zoning code and the block material must be provided to the Community Development Department for approval prior to installation; if the road is removed, the applicant must submit to staff for review an updated landscaping plan that maintains a similar quality and quantity of plantings as nearby landscaped areas; and the slag in the ditch slope is removed as to permit the planting and growth of a native seed mix.

The applicant, Chris Kephart, briefed the tenants of the space and provided context for the site. He added that the businesses will generate sales tax.

Motion: COMMISSIONER HARBIN MOTIONED TO APPROVE ITEM 5.3 WITH CONDITIONS AS PRESENTED AT 6:48 PM. COMMISSIONER RHOSTON SECONDED. ALL IN FAVOR VOTED YES: HARBIN, PEARCE, STEELE, AND RHOSTON. THE MOTION CARRIED UNANIMOUSLY.

5.4. The Yard Parking Management Plan (PMP) and Traffic Impact Study (TIS)

Director Brim introduced the Yard development background and its intention to generate more sales tax for Vineyard. He further explained the reason the city required a parking management plan and traffic impact study.

Karla Mata with X Development presented the proposed development that necessitated the requirement of the Parking Management Plan and Traffic Impact Study. She provided details on the site and the parking measures.

Director Brim added that they focused on the management which is very important.

Ms. Mata highlighted a graph to represent the residential versus commercial traffic.

Commissioner Harbin shared concerns about the nightly and weekend demand for parking.

Ms. Mata discussed that they are exceeding the requirements and recommendations.

Joseph Browning with Hales Engineering explained the data collected from some case studies and their analysis with peak numbers.

Chair Steele asked if there were any changes made since the work session.

Director Brim said no.

Ms. Mata added that the inclusion of a presentation from their team.

Chair Steele appreciated the efforts. He asked about the similarities to the case studies.

Mr. Browning shared that it is exactly what is included in this instance.

Commissioner Pearce clarified that they checked one location.

Mr. Browning said yes and that they also backed it up with the nation-wide analysis.

Commissioner Pearce asked why they picked that case study.

Mr. Browning noted that it was chosen for being in Utah County near a major university and the surrounding use types.

Discussion ensued about the selection for the case studies.

Commissioner Rhoton appreciated the report. He asked about allocation of parking spaces per unit.

Ms. Mata noted that it would be controlled within the leasing process.

Commissioner Rhoton asked about extra available parking.

Director Brim corrected the sample motion; this is not a recommendation.

Commissioner Pearce requested clarification. He expressed concern for the assumption of cars per bedrooms.

Mr. Browning noted that was why they were relying on their analysis.

Eric Towner with X Development explained their process of gathering the information for their numbers.

Discussion ensued to review scenarios.

Chair Steele opened up to public comment.

Mr. Lauret appreciated the effort made in the Yard Development.

Chair Steele closed public comment.

Motion: COMMISSIONER RHOTON MOTIONED TO APPROVE ITEM 5.4 AT 7:16 PM. COMMISSIONER HARBIN SECONDED. ALL IN FAVOR VOTED YES: HARBIN, PEARCE, STEELE, AND RHOTON. THE MOTION CARRIED UNANIMOUSLY.

5.5. Conditional Use Permit for Hybrid Production Facility at 263 N Geneva Road

Senior Planner Hancey introduced the application. The applicant is using this application to explore the opportunity to potentially operate a confectionery factory/production facility with retail on the front and main entrance which will front the Geneva Rd. Senior Planner Hancey provided information and context of the site.

Ms. Mata added that this is a very preliminary concept.

Commissioner Pearce asked for clarification on the location.

Commissioner Harbin asked about the type of use.

Ms. Mata noted that it is production of the food and selling it in the front.

Commissioner Harbin discussed the impact and asked about the access.

Ms. Mata noted that the access is the road illustrated in the graphic.

Discussion about access ensued.

Senior Planner Hancey provided the next steps.

Motion: COMMISSIONER PEARCE MOTIONED TO APPROVE ITEM 5.5 AT 7:23 PM. COMMISSIONER RHOTON SECONDED. ALL IN FAVOR VOTED YES: HARBIN, PEARCE, STEELE, AND RHOTON. THE MOTION CARRIED UNANIMOUSLY.

5.7. PUBLIC HEARING: Vineyard City Code Update

Senior planner Hancey presented the proposal by the city to amend the zoning code. He explained the reasoning behind the proposed updates to the code and also

shared highlights on the major changes including Land Use Authorities, Establishment of Districts and Zoning Table, Development Agreements, Temporary Uses, Conditional Uses, and General Property Development Standards.

Chair Steele asked a clarifying question on flag lots.

Senior Planner Hancey provided context from the code.

Senior Planner Hancey continued to review the changes including edits made to these sections: Accessory Dwelling Units, Home Occupations, and Swimming Pools & Drive-thrus.

Chair Steele asked if the agreement for pool fencing would be tied to the title.

Director Brim said that it would be recorded with the county.

Chair Steele commented that he appreciated the fenced in yard with a pool.

Senior Planner Hancey noted that it could be included in the recommendations to the city council.

Senior Planner Hancey continued reviewing the edits made to the new uses.

Commissioner Harbin clarified that we are adding information on retail tobacco specialty business so that Vineyard can be prepared before an applicant comes in.

Senior Planner Hancey noted that it is a conditional use.

Senior Planner Hancey moved to more sections: Site Planning and Design Requirements, Parking, Landscaping, and Definitions.

Chair Steele opened up to public comment at 7:51pm.

Mr. Lauret noted his concern about the tobacco and tattoo shops.

Chair Steele closed the public hearing.

Chair Steele commented on prohibiting uses.

Discussion ensued about prohibiting uses.

Motion: COMMISSIONER PEARCE MOTIONED TO RECOMMEND ITEM 5.7 TO CITY COUNCIL FOR APPROVAL AT 7:55 PM. COMMISSIONER HRBIN SECONDED. ALL IN FAVOR VOTED YES: HARBIN, PEARCE, STEELE, AND RHOTON. THE MOTION CARRIED UNANIMOUSLY.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

Senior Planner Hancey & Director Ghandour shared ongoing trail improvement and connection projects.

Director Ghandour shared that a contract has been awarded.

8. ADJOURNMENT

Chair Steele adjourned the meeting at 8pm.

MINUTES CERTIFIED COMPLETE ON: May 21st, 2025

CERTIFIED (NOTICED) BY:


Madison Reed, Planning Technician

